

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 10, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 10, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman

**Members Absent:** Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF June 3, 2013.** Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of June 3, 2013. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated June 3, 2013 listing property acquisitions, not in excess of \$5,000, processed during the month of May 2013.

### REAL ESTATE- UNFINISHED BUSINESS

**PRB #** 13-086      **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 158-44-3F  
**Grantee:** Norman Kramer, et al.  
**Property:** Westerly side of State Route 476 adjacent to 10 Wakeman Road, Westport  
**Project Purpose:** DOT Sale of Excess Property  
**Item Purpose:** Release of approximately 18,470 ± SF of vacant land to the Grantee as the result of a sole abutter bid

Staff reported that upon the request of the sole abutting property owner, DOT proposes to sell 18,470 SF of vacant residential land located on the west side of State Route 476, the Sherwood Island Connector. The proposed sale price is \$20,000 (\$1.08/SF) plus \$1,000 administrative fee. The DOT appraiser,

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Edward P. Sass, Jr., assigned a value of \$20,000 to the release parcel, which measures approximately 50 feet by 344 feet.

The release value of \$20,000 was predicated on the assumption that 10 Wakeman Road, Westport could not be subdivided. The highest and best use of the property is now known to be two residential lots.

Once assembled, the release parcel may enhance the value of Lot 2. As such, with the addition of the release parcel, a revised Lot 2 may increase from 1.046 acres to 1.466 acres, provide improved lot configuration, potentially increase the acreage within the building setback lines available for residential development and increase the square feet of maximum allowable building coverage.

Based on its research into residential land values in Westport, the Staff recommended that the Board reject this item and return the submittal to the Department of Transportation.

**REAL ESTATE- NEW BUSINESS**

**PRB #** 13-119 **Transaction/Contract Type:** RE / Lease Out  
**Origin/Client:** DAS/DAS  
**Lessee:** William Kiliany  
**Property:** Southbury Training School, 1461 South Britain Road, Southbury  
**Project Purpose:** Employee Housing Lease-out  
**Item Purpose:** Lease-out of Dormitory Unit MRSC42-12 located at Crawford Hall for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.

In 2005, DAS established a state employee housing policy to be adhered to by state agencies desirous of housing state employees in state-owned facilities. The policy covers institutional grounds controlled by DMHAS, DDS, The Military Department, DOC, DVA, CT Agricultural Experiment Station and DESPP (Public Safety).

The policy set out procedures for establishing rental rates, eligibility, and lease terms. Rates are 70% of appraised value, with appraisals being reviewed and/or updated at least every 5 years. Housing may be authorized for any employee where DAS or designee determines that housing is a condition of employment, essential for fulfilling job responsibilities, or beneficial to the interests of the State (for example, volunteer fire fighter).

Rental MRSC42-12 is a 225 SF room with a shared bathroom located on the second floor of Cottage #42 (Dorm #12) at Southbury Training School. The cottage is a two story brick, dorm style building constructed in 1959. Independent Fee Appraiser Cynthia Nemeth established a rental rate of \$490/month which was based on three comparable rentals located in Southbury and Waterbury. The effective date of the appraisal is 11/28/11. The monthly rental rate of \$343 is 70% of appraised value.

Staff recommended approval of the item.

**PRB #** 13-120 **Transaction/Contract Type:** RE / Agency Relocation  
**Origin/Client:** DAS/DOH  
**Property:** 505 Hudson Street, Hartford  
**Project Purpose:** Relocation for the Department of Housing

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**Item Purpose:** Approval pursuant to CGS 4b-29 for consolidation of employees currently located at 505 Hudson Street as well as the transfer of employees currently located at 25 Sigourney Street. These relocations are intended to provide space for the newly established Department of Housing within 505 Hudson Street.

DAS is requesting SPRB approval pursuant to CGS 4b-29 for the relocation of staff and establishment of the recently created Department of Housing (“DOH”) to be situated on the 2<sup>nd</sup> Floor of 505 Hudson Street. The overall goal of this submittal is to create a defined location for the DOH within the 2<sup>nd</sup> floor of 505 Hudson Street. As such, DOH is requesting approval for the consolidation of newly appointed DOH employees currently residing at 505 Hudson Street and the transfer of new DOH employees from outside locations. The Department of Housing (DOH) was created under PA 12-1 bringing together the programs that were formerly managed by the Department of Economic and Community Development, Department of Social Services and the Office of Policy of Management. SPRB staff has been informed that subject to Board approval this relocation is planned to occur in late June, and recommended approval of the item.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

#### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>13-123</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Project Number:</b>	BI-CTC-437	<b>Origin/Client:</b>	DCS/CTC
<b>Contract:</b>	BI-CTC-437-CA		
<b>Consultant:</b>	The Morganti Group, Inc.		
<b>Property:</b>	Asnuntuck Community Technical College, Enfield		
<b>Project Purpose:</b>	Various Campus Renovations Project		
<b>Item Purpose:</b>	New contract to compensate the consultant for construction administration services required for the re-design of the main entrance, roof replacement and expansion to the manufacturing program. The project will also include upgrades to both the MEP and HVAC systems and possible construction of additional building area.		

Staff reported that this project involves the completion of a pre-design study and schematic design documents for major renovations and improvements to Asnuntuck Community Technical College (“ACTC”) which was originally constructed in 1969. The existing facility is comprised of one building containing 166,000 SF situated on 36.7 acres. This contract is also intended to include the complete design services required for the expansion of the Manufacturing Technology Program which currently resides at ACTC. ACTC has dedicated \$1.1-Million of funding to this program as part of this overall project. The overall project is intended to include a re-design of the main entrance, roof replacement and expansion to the manufacturing program. The project may also include upgrades to both the MEP and HVAC systems and possible construction of additional building area. The pre-design study once completed will assist in the establishment of the project scope and priorities based upon an established total construction budget of approximately \$9.4-Million.

In September 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administration Consultant Teams related to the Various Campus Renovations Project at Asnuntuck Community College. DCS elicited seven (7) responses to the advertisement out of which six (6) respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were as follows; The Morganti

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Group, Inc., Newfield Construction, Inc., Parsons Brinkerhoff, Inc. and Tri-Con Construction Managers, LLC. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified The Morganti Group, Inc. ("MGI") as the most qualified firm.

The compensation rate for this basic service is \$410,980, which amounts to a total basic services fee of 4.95%. This fee percentage is based on a pure construction budget of \$8.3-Million which excludes the \$1.1-Million Manufacturing Technology Program equipment grant. Staff recommended approval of the item.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-086** - Mr. Norman moved and Mr. Josephy seconded a motion to reject PRB File #13-086 and return the submittal to the Department of Transportation for the following reasons. The release value of \$20,000 was predicated on the assumption that 10 Wakeman Road, Westport could not be subdivided. The highest and best use of the property is now known to be two residential lots. Once assembled, the release parcel may enhance the value of Lot 2. As such, with the addition of the release parcel, a revised Lot 2 may increase from 1.046 acres to 1.466 acres, provide improved lot configuration, potentially increase the acreage within the building setback lines available for residential development and increase the SF of maximum allowable building coverage. While the Board is not opposed to disposition of surplus property, the Board recommends that a new appraisal be prepared by an independent fee appraiser for resubmission of this proposal to the Board. The motion passed unanimously.

**PRB FILE #13-119**- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-119. The motion passed unanimously.

**PRB FILE #13-120**- Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-120. The motion passed unanimously.

**PRB FILE #13-123**- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-123. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary